



# Ninian Road, Cardiff

£300,000 Share of Freehold

Ground Floor Duplex Apartment

## Description

An Exclusive New Development on Ninian Road

A boutique collection of four luxurious two-bedroom flats - park-side living at its finest.

We're delighted to present this rare opportunity to secure a brand-new home on the iconic Ninian Road, directly opposite Roath Park and close to the intersection with Wellfield Road, Penylan Road and Ninian Road.

This exclusive development features just four thoughtfully designed flats, each offering stylish, contemporary living.

This rare opportunity to buy in a most impressive redevelopment and if you are quick.

This brand-new collection of four luxurious two-bedroom flats, is NOW ready for new owners to make it their home!

Perfectly located on the prestigious Ninian Road, these flats offer contemporary living in a serene, park-side setting, just moments away from the vibrant boutiques, bars and restaurants of Wellfield Road and Penylan.

Each flat is finished to an exceptional standard, featuring:

Luxury kitchens with integrated appliances

Bespoke bathrooms with premium fittings

Thoughtfully designed layouts for modern, low-maintenance living

Comprehensive 10 year work guarantee.

Completed to the highest and most recent building standards.



Each flat includes a quality fitted kitchen with integrated appliances and open plan Living space, quality bathrooms with walk in showers and two double bedrooms, in this attractive area of Cardiff. The property located in a prime location, close enough to walk into the Cardiff city centre and is waiting for a professional couple to make it their home!

This attractive Regency building which has been converted to four self-contained flats. Each property is of a high quality. This particular location has consistently proved to be very popular.

This flat has the benefit to rear access bifold doors opening into the rear courtyard with exclusive use. The property would be an ideal home for a young professional or couple.

An internal inspection is highly recommended.

**A MUST SEE PROPERTY!!!!**

Ready now!

This unique development offers a rare blend of luxury, location, and lifestyle. Don't miss your chance to own a home in one of Cardiff's most desirable addresses.

Contact us today to register your interest or arrange a viewing.

Location Highlights:

Roath Park just across the road

A short walk to Wellfield Road, Albany Road & Penylan shops

Excellent transport links to Cardiff City Centre

Flat 2 - £300,00

An impressive ground floor duplex flat with a private garden:

Spacious open-plan kitchen, living & dining area

Bi-folding doors opening onto a rear courtyard garden

Two double bedrooms  
Luxurious, fully tiled shower room  
Premium finishes and natural light throughout  
57 metres squared  
Share of the Freehold

Tenure: Share of Freehold  
Garden details: Enclosed Garden, Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains  
Accessibility measures: Not suitable for wheelchair users

**Tenure**

Share of Freehold

Floorplans - Ground Floor Duplex  
Ninian Road, Roath Park, Cardiff,  
CF23 5RE



**Room Dimensions** 56m<sup>2</sup>

|                     |               |
|---------------------|---------------|
| Living Room/Kitchen | 3.30m x 6.96m |
| Family Bathroom     | 2.34m x 1.50m |
| Bedroom             | 2.78m x 3.24m |
| Bedroom             | 2.09m x 3.85m |

**Disclaimer**

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given.

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Viewing by appointment only

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